

MORGANTOWN PLANNING COMMISSION

MINUTES

6:30 PM

August 14, 2014

Council Chambers

COMMISSIONERS PRESENT: Peter DeMasters, William Blosser, Bill Kaweck, Sam Loretta, Ken Martis, Bill Petros, Carol Pyles, and Michael Shuman

COMMISSIONERS ABSENT: Tim Stranko

STAFF PRESENT: Christopher Fletcher, AICP

I. CALL TO ORDER/ROLL CALL: DeMasters called the meeting to order at 6:30 PM and read the standard explanation of the how the Planning Commission conducts business and rules for public comments.

II. GENERAL PUBLIC COMMENTS: None

III. MATTERS OF BUSINESS:

A. Approval of the June 12, 2014 meeting minutes: POSTPONED

B. Approval of the July 10, 2014 meeting minutes: Kaweck moved to approve the minutes as presented; seconded by Martis. Motion carried unanimously.

IV. UNFINISHED BUSINESS: None

V. NEW BUSINESS:

A. RZ14-04 / Barbara Snyder / 604 McLane Avenue: Request by Barbara Snyder for a Zoning Map Amendment to reclassify property at 604 McLane Avenue from R-2, Single- and Two-Family Residential District to B-1, Neighborhood Business District; Tax Map 15, Parcel 135.

Shuman recused himself due to his owning property within close proximity to the petitioner.

Fletcher presented the Staff Report.

DeMasters recognized Barbara Snyder of 604 McLane Avenue who stated the property is currently rental property. Snyder plans to turn the first floor into a consignment shop with the upper level used as a one-bedroom dwelling unit and plans to tear down the garage to provide adequate parking. There have been previous retail establishments in the neighborhood, including a dog groomers and an aquarium.

There being no comments or questions by the Commission, DeMasters asked if anyone was present to speak in favor of or in opposition to the petition.

There being none, DeMasters declared the public hearing closed and asked for Staff recommendations.

Fletcher noted an email was received by Staff on August 7th, 2014 by David Kelly in opposition to the petition.

Fletcher read the Staff recommendations.

Kawecki moved to send a recommendation to the City Council to deny Case No. RZ14-04 as presented in the Staff Report; seconded by Petros. Motion carried unanimously.

- B. RZ14-05 / Administrative / Morgan Drive and Forest Drive Annexation:**
Administratively requested Zoning Map Amendment to classify approximately 13.4 acres of real estate that was annexed into the City of Morgantown by Order of the Monongalia County Commission dated July 16, 2014; Morgan District, Tax Map 3B, Parcels 8, 10, 11, 12, 19, 20, 20.1, 21, 22, 23, 24, 25, 26, 27, 27.1, 28, 29, 30, 31, 32, 32.1, 33, 34, 35, 36, 37, 38, 39, 40, 40.1, 41, 42, 43, 44, 45, 46, 47, 48, 49, 49.1, 50, 51, 51.1, 51.2, and P/O 92 that is surrounded by Parcel 25.

Fletcher presented the Staff Report.

Fletcher explained that City Council went through an annexation process and the City has an obligation under State Code to classify the new area with a zoning district. Fletcher referred to the Staff Report and felt the area should be zoned as R-1, Single-Family Residential District.

Martis asked why parts of Oakview and Anderson were not included in the annexation.

Kawecki explained the annexation was done by petition and there was a certain group that was not interested in being included.

Loretta inquired of the lot sizes in area. Fletcher explained the lot sizes are larger reflecting the R-1 District standards and the predominant development pattern of the Suncrest residential area.

Petros asked who is responsible if an emergency arises. Fletcher explained that the Morgantown Police Department and the Morgantown Fire Department would respond to the houses that were annexed into the City. The houses not included in the annexation would be taken care of by county and state law enforcement and the Star City Volunteer Fire Department.

Fletcher referred to the Staff Report and explained the perimeter in which the annexation took place.

There being no further comments or questions by the Commission, DeMasters asked if anyone was present to speak in favor of or in opposition to the petition.

There being none, DeMasters declared the public hearing closed and asked for Staff recommendations

Fletcher read Staff recommendation.

Martis moved to approve the zoning map amendment as recommended by Staff to classify the subject annexed area as an R-1, Single-Residential Family District; seconded by Loretta. Motion carried unanimously.

VI. OTHER BUSINESS:

A. Committee Reports

- Traffic Commission: None.
- Green Team: None.

B. Staff Comments:

VII. FOR THE GOOD OF THE COMMISSION:

Fletcher referred to a memorandum dated August 8th, which was in response to Commissioner Loretta's question concerning the request that an ordinance be drafted to restrict the expansion of the B-4 District into the adjoining neighborhood. Fletcher read the Staff recommendations within the memorandum.

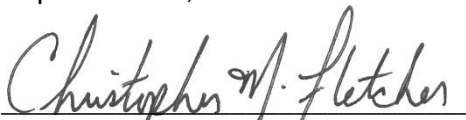
Loretta asked if the overlay district was strong enough to protect the neighborhoods as desired. Fletcher confirmed.

VIII. ADJOURNMENT: 7:05 PM

MINUTES APPROVED:

September 11, 2014

COMMISSION SECRETARY:


Christopher M. Fletcher, AICP